

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, February 20, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-03-306** Application of **Rick Hatch of Harrison Design Associates** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 25 feet, 10 inches, for a porch addition to a single-family, detached house. Property is located at **3775 RANDALL MILL ROAD, N.W.**, and fronts 436.9 feet on the northeast and east side of Randall Mill Road, beginning 227.4 feet from the northwest corner of Randall Mill Road and Buckingham Circle. Zoned R-2 (Single-Family Residential) District. Land Lot 180 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joan L. Lipson**  
**Council District 8, NPU-A**
- V-03-344** Application of **Miller Lowry of Miller Properties, Inc.** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, 6 inches, and 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, to allow for the construction of a new, single-family, detached house. Property is located at **237 CORLEY STREET, N.E.**, and fronts 27 feet on the east side of Corley Street, beginning 410 feet from the northeast corner of Corley Street and Houston Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Howard Stephens**  
**Council District 2, NPU-M**
- V-03-375** Application of **Steve Cohen** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, to allow for the construction of a new, single-family, detached house. Property is located at **231 CORLEY STREET, N.E.**, and fronts 27 feet on the east side of Corley Street, beginning 254 feet from the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jekle Ayele**  
**Council District 2, NPU-M**
- V-03-405** Application of **Gary Knight of Gary Knight & Associates** for a variance from the zoning regulations to increase lot coverage from the allowed maximum of 50%, to 69%, to enable expansion of a driveway and construction of a parking pad. Property is located at **570 MORGAN STREET, N.E.**, and fronts 45 feet on the north side of Morgan Street, beginning 225 feet from the northwest corner of Morgan Street and Glen Iris Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gary Knight**  
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- V-03-406** Application of **Richard Richmond** for a variance from the zoning regulations to reduce the north side yards setback from the required 7 feet to 2 feet, to allow for the construction of a detached garage addition. Property is located at **1282 AVALON PLACE, N.E.**, and fronts 45 feet on the west side of Avalon Place, beginning 95 feet from the southwest corner of Avalon Place and N. Morningside Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Richard Richmond**  
**Council District 6, NPU-F**
- V-03-407** Application of **Karin Bridges** for a variance from the zoning regulations to reduce the north side yard setback from the required 10 feet to 4 feet, 6 inches, to allow for addition of an attached garage to a single-family, detached house. Property is located at **4361 TREE HAVEN DRIVE, N.E.**, and fronts 100 feet on the east side of Tree Haven Drive, beginning 460 feet from the northeast corner of Tree Haven Drive and Loridans Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 65 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Karin Bridges**  
**Council District 7, NPU-B**
- V-03-408** Application of **The Boulevard Land Company, LLC by Joanne Brown Williams, Esq.** for a variance from the zoning regulations to reduce the rear yard setback from the required 7 feet to 1 foot, 6 inches, to relocate an existing single-family, detached house. Property is located at **239 GLENWOOD AVENUE, S.E.**, and fronts 48 feet on the south side of Glenwood Avenue, beginning 105 feet from the southwest corner of Glenwood Avenue and Hill Street. Zoned HD-20K/R-5(Grant Park Historic District/Two-Family Residential District). Land Lot 53 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: The Boulevard Land Company, LLC**  
**Council District 1, NPU-W**
- V-03-409** Application of **Tim Hartigan of Hartigan Ventures, LLC** for 1) a variance from the zoning regulations to allow for parking in the transitional side yard setback. Property is located at **170 CHESTER AVENUE, S.E.**, and fronts 56 feet on the east side of Chester Avenue, beginning 64 feet from the northeast corner of Chester Avenue and Fulton Terrace. Zoned C-2-C (Commercial Service-Conditional) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Matt Ornstein**  
**Council District 5, NPU-N**

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- V-03-410** Application of **Louis Pichulik** for a special exception from the zoning regulations to reduce the required on-site parking from 74 spaces to 48 spaces, for a legally non-conforming restaurant. Property is located at **465, 469 & 471 N. HIGHLAND AVENUE, N.E.**, and fronts 151 feet on the east side of N. Highland Avenue, beginning at the northeast corner of North Highland Avenue and Colquitt Street. Zoned HD-20L/RG-2 (Inman Park Historic District/Residential General-Sector 2 District). Land Lot 15 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Louis Pichulik, et. al.**  
**Council District 2, NPU-N**
- V-03-411** Application of **Kelly Fortin** for a special exception from the zoning regulations to construct a 6-foot high wall in the required half-depth front yard, where up to a 4-foot high fence is otherwise allowed. Property is located at **1138 N. HIGHLAND AVENUE, N.E.**, and fronts 55 feet on the west side of N. Highland Avenue, beginning at the southwest corner of N. Highland Avenue and Highland Terrace. Zoned R-4 (Single-Family Residential) District. Land Lot 1, District 17, Fulton County, Georgia.  
**Owners: Kelly Fortin and Randall Guensler**  
**Council District 6, NPU-F**
- V-03-412** Application of **Jill Van Auken of Barefoot Pool Service** for a variance from the zoning regulations to reduce the rear yard setback from the required 30 feet to 9 feet, to allow for the installation of a swimming pool. Property is located at **3075 HABERSHAM WAY, N.E.** Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John Oetgen**  
**Council District 8, NPU-B**
- V-03-413** Application of **Lisa Rosse** for a variance from the zoning regulations to reduce the side yard setback from the required 10 feet to 4.9 feet, to allow for a first- and second-story addition to a single-family, detached house. Property is located at **2269 BROOKVIEW DRIVE, N.W.**, and fronts 130.7 feet on the east side of Brookview Drive, beginning 260 feet from the corner of Brookview Drive and Beaverbrook Road. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Christopher and Lisa Rosse**  
**Council District 8, NPU-C**

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- V-03-414** Application of **Kelly K. Rousey** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 11 feet, to allow for a first- and second-story addition to a single-family, detached house. Property is located at **889 GILBERT STREET, S.E.**, and fronts 45 feet on the west side of Gilbert Street, beginning at the northwest corner of Gilbert Street and Eden Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kelly K. Rousey**  
**Council District 1, NPU-W**
- V-03-415** Application of **Marc S. Pollack of Lane Affordable Housing Corporation** for a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 20 feet, to allow for construction of a multi-family residential development. Property is located at **2060 BENT CREEK, S.W.**, and fronts 475 feet on the south side of Bent Creek Way, beginning 875 feet from the southwest corner of Bent Creek Way and Campbellton Road. Zoned RG-3 (Residential General-Sector 3) District. Land Lots 186 & 199 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kermit G. Warren**  
**Council District 11, NPU-R**
- V-03-416** Application of **Marc S. Pollack of Lane Affordable Housing Corporation** for a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 20 feet, to allow for construction of a multi-family residential development. Property is located at **2061 BENT CREEK, S.W.**, and fronts 400 feet on the north side of Bent Creek Way, beginning 900 feet from the southeast corner of Bent Creek Way and Campbellton Road. Zoned RG-3 (Residential General-Sector 3) District. Land Lots 186 & 199 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kermit G. Warren**  
**Council District 11, NPU-R**

**DEFERRED CASES**

- V-03-321** Application of **Ed Walraven** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 28 feet, and 2) reduce the side yard setback from the required 7 feet to 2 feet, to allow for first- and second-story additions to a single-family, detached house. Property is located at **458 DEERING ROAD, N.W.**, and fronts 50 feet on the south side of Deering Road, beginning 100 feet from the southeast corner of Deering Road and Brooklyn Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 148 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Stone Professionals**  
**Council District 8, NPU-E**

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- V-03-322** Application of **Jeffrey Dinkle** for a special exception to reduce on-site parking from the required minimum of 25 spaces to 0 spaces, to allow for the conversion of a building use as a grocery store to use as a restaurant. Property is located at **1990 HOSEA WILLIAMS DRIVE, N.E.**, and fronts 91.5 feet on the north side of Hosea Williams Drive, beginning 158 feet from the northwest corner of Hosea Williams Drive and Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial District). Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Jeff Dinkle/IDC Properties, Inc.**  
**Council District 5, NPU-O**
- V-03-325** Application of **Andrew Carey** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4 feet, to allow for an addition to the rear of a single-family, detached house. Property is located at **557 WEST END PLACE, S.W.**, and fronts 55 feet on the west side of West End Place, beginning at the northwest corner of West End Place and Eggleston Street. Zoned HC-20G (West End Historic District). Land Lot 117 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Andrew Carey**  
**Council District 4, NPU-T**
- V-03-330** Application of **Shannon Henry** for a variance from the zoning regulations to increase the height of a business identification sign from the required 30 feet to 85 feet. Property is located at **227-37 COURTLAND STREET, N.E.**, and fronts 124.8 feet on the east side of Courtland Street, beginning at the southeast corner of Courtland Street and Harris Street. Zoned SPI-1 (Special Public Interest District 1). Land Lot 51 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: PTOP, LLC**  
**Council District 2, NPU-M**
- V-03-352** Application of **Nancy Myers** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the rear yard setback from the required 15 feet to 13 feet, to allow for the construction of a one-story, detached garage. Property is located at **2639 BIRCHWOOD DRIVE, N.E.**, and fronts 80 feet on the south side of Birchwood Drive, beginning 140 feet from the south intersection of Birchwood Drive and Arlene Way. Zoned R-4 (Single-Family Residential) District. Land Lot 59 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Nancy Myers**  
**Council District 7, NPU-B**

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- V-03-353** Application of **Harry Burns** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 20 feet to 5 feet, 2) reduce the west side yard setback from the required 20 feet to 5 feet, and 3) reduce the rear yard setback from the required 20 feet to 3.41 feet, to allow for construction of a multifamily residential development. Property is located at **940 LUCILE AVENUE, S.W.**, and fronts 145 feet on the south side of Lucile Avenue, beginning 85 feet from the southwest intersection of Lucile Avenue and Joseph P. Lowry Boulevard. Zoned RG-5 (Residential General-Sector 5) District. Land Lot 117 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Peachstate Developers**  
**Council District 4, NPU-T**
- V-03-354** Application of **Tony Koury** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 feet, 6 inches to 7 feet, to allow for a first and second story addition to a single-family, detached house. Property is located at **195 EUREKA DRIVE, N.E.**, and fronts 50 feet on the south side of Eureka Drive, beginning at the southeast corner of Eureka Drive and Virginia Place. Zoned R-4 (Single-Family Residential) District. Land Lot 102 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tony Koury**  
**Council District 7, NPU-B**
- V-03-357** Application of **Michael Schatz** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet and 2) reduce the west side yard setback from the required 7 feet to 2 feet to allow for construction of one-story and two-story additions to a single-family, detached house, and 3) a variance to allow for construction of a parking pad in the required front yard setback where it would be otherwise prohibited. Property is located at **448 GREENWOOD AVENUE, N.E.**, and fronts 65 feet on the north side of Greenwood Avenue, beginning 65 feet from the northeast intersection of Greenwood Avenue and Charles Allen Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael Schatz**  
**Council District 6, NPU-E**